



## CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Appeal of Notice of Public Nuisance and Order to Vacate and Order to Abate Dated September 25, 1991 Regarding Property Located at 303 East Elm Street, Lodi

MEETING DATE: November 6, 1991

PREPARED BY: City Clerk

RECOMMENDED ACTION: That the City Council, by motion action, set for public hearing on November 20, 1991 the appeal received from Brandi Burrell regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate dated September 25, 1991 concerning the property at **303** East Elm Street, Lodi.

BACKGROUND INFORMATION: On September 25, 1991 the Community Development Department issued a Notice of Public Nuisance and Order to Vacate and Order to Abate for a structure located at **303** East Elm Street, Lodi. The attached appeal, marked Exhibit A, has been received from Brandi Burrell. It is recommended that this matter be set for public hearing November 20, 1991. A copy of the subject Notice of Public Nuisance and Order to Vacate and Order to Abate, marked Exhibit B, is attached for your information.

FUNDING: None required.

*Alison M. Rasmussen*  
Alison M. Rasmussen

City Clerk

AMR/jmp

APPROVED. \_\_\_\_\_

THOMAS A. PETERSON

recycled paper

EXHIBIT A

RECEIVED  
1991 OCT 25 PM 4:11  
ALICE H. REIMCHE  
CITY CLERK  
CITY OF LODI

October 25, 1991

City Clerk  
City of Lodi  
221 W. Pine Street  
Lodi, Ca. 95241

RE: Property located at 303 East Elm Street, Lodi, California

Dear Ms. Reimche,

I wish to appeal the findings regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate.

Sincerely,

Brad Burrell

October 24, 1991

Bob McNatt  
City of Lodi  
P.O. Box 3006  
Lodi, California 95241-1910

RE: Property located at 303 East Elm Street, Lodi, California

Dear Mr. McNatt:

This is in response to the Notice of Public Nuisance and Order to Vacate and Order to Abate notice dated September 25, 1991 (see enclosure #1).

I agreed to purchase the property from Patrick Manly, 1017 Lincoln Ave., Lodi, California on 12-28-90. A real estate transfer disclosure statement was signed by Patrick Manly and myself on 12-28-90 (see enclosure #2).


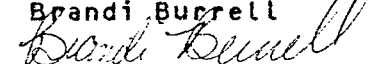
G & R Exterminators conducted a thorough inspection of the property. The results of their findings is enclosure #3. As you can see, the disclosure statement signed by Mr. Manly on 12-28-90 and the report by G & R Exterminators does not agree.

I contend that I was not rightfully and dutifully advised of the conditions of the property prior to sale which is required by law. I also contend that full disclosure of the property was intentionally withheld and falsely represented and I am not legally bound by the contract between Patrick Manly and myself.

I have notified Mr. Manly via certified mail of the same information (see enclosure #4). Since full disclosure did not take place, the property belongs to Mr. Manly and he is responsible for it and should be the one to make the necessary repairs,

Respectfully Submitted by,

Bred Burrell

  
Brandi Burrell  


cc: Patrick and Evelyn Manly  
Ben and Geraldine Schaffer  
Ken and Jeannine Boyd  
Ivan and Wilda Seuss  
Mayor Hinchman  
City Manager

James Pinkerton  
Chief Building Inspector  
Fire Marshall

CITY COUNCIL

DAVID M. HINCHMAN, Mayor  
JAMES W. PINKERTON, Jr.  
Mayor Pro Tempore  
PHILLIP A. PENNINO  
JACK A. SIEGLOCK  
JOHN R. (Randy) SNIDER

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
FAX (209) 333-6795

**EXHIBIT B** #1  
THOMAS A. PETERSON  
City Manager  
ALICE M. REIMCHE  
City Clerk  
BOB McNATT  
City Attorney

September 25, 1991

CERTIFIED MAIL

NOTICE OF PUBLIC NUISANCE

AND  
ORDER TO VACATE  
AND  
ORDER TO ABATE

Bradley B. And B. B. Burrell  


NOTICE OF PUBLIC NUISANCE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California described as follows: Assessors Parcel No. 043-088-21. Said property is more commonly known as 303 East Elm Street, Lodi, California.

As the property owner, you are hereby notified that the undersigned Building Official of the City of Lodi has inspected said property and declared it to be a PUBLIC NUISANCE as defined and prescribed for by Section 202 et seq of the Housing Code of the City of Lodi and Section 202 et seq of the Unsafe Building Abatement Code of the City of Lodi.

Burrell  
September 25, 1991  
page 2

### INSPECTIONS AND VIOLATIONS

On July 19, 1991 the Building Official caused said property to be inspected. The following violations were discovered:

#### Exterior of building:

1. Raw sewage on exterior of east side of building.
2. Electrical service panel modified without permits or inspections
3. Exterior electrical conduit and wiring done without permits or inspections.
4. Lighting not available at exit doors.
5. Second story deck and stairs at north end of building are deteriorated:
  - a. Stairs are sloping to north.
  - b. Deck is sloping to north.
  - c. No hand rail on stairs.
  - d. Guard rail on stairs has openings in excess of code requirements.
  - e. Guard rail on deck has openings in excess of code requirements.
  - f. Guard rail on deck does not meet minimum height requirements.

#### Interior entry hall and stair way:

6. No hand rail.
7. Broken stairwell window.
8. Light in stairwell and entry not operable.

#### Apartment No. 3

##### Front room (being used as bedroom):

9. One electrical receptacle.
10. Use of extension cord wiring.
11. No operable smoke detector.

##### Living room:

12. Broken Window.
13. Deteriorated walls (Broken lath and plaster).
14. Lack of adequate electrical receptacles; extensive use of extension cord wiring.
15. No operable means of heating dwelling unit.

Burrell  
September 25, 1991  
page 3

Dining Room

- 16. Deteriorated floor (Broken Flooring).
- 17. Broken window.

Kitchen

- 18. Broken window
- 19. Lack of counter space electrical receptacles.
- 20. Deteriorated flooring.
- 21. No switched lighting.
- 22. No operable shut off valve at gas range.
- 23. No operable shut off valve at water heater (Valve Frozen).

Bathroom:

- 24. No electrical receptacle. (GFCI required).

Apartment? No. 4

Kitchen

- 25. No counter top appliance receptacles.
- 26. Fuse box above refrigerator not accessible.

Bathroom

- 27. No electrical receptacle.
- 28. Vanity sink deteriorated (pulling away from wall).
- 29. P-trap deteriorated; leaking.

Living areas:

- 30. No operable smoke detector.
- 31. lack of adequate electrical receptacles.
- 32. Extensive use of extension cord wiring.
- 33. No heat.

Burrell  
September 25, 1991  
page 4

Apartment No. 2:

- 34. lack of adequate electrical receptacles thru out. Extensive use of extension cord wiring.
- 35. Smoke detector not operable.
- 35. No Heat

Bathroom

- 37. light switch to bathroom is recessed, has no cover, and requires the insertion of a finger into the recess to switch light.
- 38. No electrical receptacle in bathroom.
- 39. Use of PVC water lines in bathroom area.

Kitchen:

- 40. Kitchen sink trap deteriorated and leaking.
- 41. Gas shut off to kitchen stove frozen and not operable.
- 42. Fuse box above upper kitchen cabinets not accessible.

Dining room:

- 43. Broken Window
- 44. Deteriorated flooring.

Not able to inspect Apartment No 1; no one home, any similar repairs in apartment no. 1 will be required.

This existing conditions are in direct violation of the Housing Code and the Unsafe Building Abatement Code of the City of Lodi.

DETERMINATION

On August 22, 1991, a Notice of Violation and Order to Abate was mailed to the property owner concerning the above noted violations. No action to abate the conditions was taken by the property owner.

As a result of the foregoing violations, the undersigned Building Official has declared the property to be a PUBLIC NUISANCE and has therefore made the following determination:

Burrell  
September 25, 1991  
page 5

(a) The structure on the property in question shall be repaired to the extent that it meets or exceeds the standards in the appropriate Code requirement listed above. The property owner may, if he or she so desires, demolish said structures and clear the property of all rubbish and debris in lieu of attempting necessary repairs. Demolition work shall be subject to the review of the Building Official in accordance with provisions set forth in Section 4409 of the Building Code of the City of Lodi.

(b) The structure on the property in question shall be vacated until further notice of the Building Official. Vacation must be accomplished by September 28, 1991.

Appropriate building, plumbing, mechanical, electrical, demolition, or other permits shall be obtained from the City of Lodi prior to the commencement of any work required herein.

All repair work required herein shall begin within 10 days of the date of this Notice and shall be completed within 30 days of the date of this Notice.

In all cases, the required work is subject to the inspection and final approval of the Building Official.

#### ORDER TO ABATE

Pursuant to Section 201 of the Housing Code of the City of Lodi and Section 201 of the Unsafe Building Abatement Code of the City of Lodi, this Notice constitutes an ORDER to you, the owner of the property in question, **TO ABATE** the substandard conditions listed herein in a manner and within the times determined above.

#### APPEAL

Property owners, or those with legal interest in the property who are served with this Notice may appeal the same to the City Council of the City of Lodi under Section 1201 et seq of said Housing Code and Section 501 et seq of said Unsafe Building Abatement Code. The appeal should be in writing and submitted to the City Council, in care of the City Clerk (221 West Pine Street, Lodi, CA 95240), within 30 days of the date of this Notice.



Burrell  
September 25, 1991  
page 5

FAILURE TO COMPLY

In the event of your failure to comply with the requirements set forth above, the following may apply:

1. A citation shall be issued.
2. Any person violating the provisions of the building code, mechanical code, plumbing code, electrical code, or housing code is guilty of a misdemeanor for each day such violation continues.
3. Any person convicted of a misdemeanor for violation of this code is punishable by a fine of not more than one thousand dollars, or by imprisonment not to exceed six months, or by both such fine and imprisonment for each violation.

Should you require additional information, please contact this office.

  
JAMES H. SIEMERS  
Code Enforcement Officer

cc: Tenants, Apartments 1, 2, 3, and 4  
Posting Copies

cc: Mayor Hinchman  
City Manager  
Community Development Director  
City Attorney  
Chief Building Inspector  
Fire Marshall



# REAL ESTATE TRANSFER DISCLOSURE STATEMENT

(CALIFORNIA CIVIL CODE 1102, ET SEQ.)

CALIFORNIA ASSOCIATION OF REALTORS® (CAR) STANDARD FORM

THIS DISCLOSURE STATEMENT CONCERNS THE R PROPERTY SITUATED IN THE CITY OF LODI  
COUNTY OF LAN JOAQUIN, STATE OF CALIFORNIA,

DESCRIBED AS 303 EAST ELM ST.  
THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF 12-28, 1990. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

## COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example, special study zone and purchase - money liens on residential property).

**Substituted Disclosures:** The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same: \_\_\_\_\_

(Not all substituted disclosure forms to be used in connection with this transaction)

## SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ not occupying the property.

### A. The subject property has the items checked below (read across):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Range                  | <input type="checkbox"/> Oven                      | <input type="checkbox"/> Microwave  |
| <input type="checkbox"/> Dishwasher                        | <input type="checkbox"/> Trash Compactor           | <input type="checkbox"/> Garbage Disposal                                     |
| <input type="checkbox"/> Washer/Dryer Hookups              | <input checked="" type="checkbox"/> Window Screens | <input type="checkbox"/> Rain Gutters   |
| <input type="checkbox"/> Burglar Alarms                    | <input type="checkbox"/> Smoke Detector(s)         | <input type="checkbox"/> Fire Alarm   |
| <input type="checkbox"/> TV Antenna                        | <input type="checkbox"/> Satellite Dish            | <input type="checkbox"/> Intercom   |
| <input type="checkbox"/> Central Heating                   | <input type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Evaporator Cooler(s)                                 |
| <input type="checkbox"/> Wall/Window Air Conditioning      | <input type="checkbox"/> Sprinklers                | <input checked="" type="checkbox"/> Public Sewer System                       |
| <input type="checkbox"/> Septic Tank                       | <input type="checkbox"/> Sump Pump                 | <input type="checkbox"/> Water Softener                                       |
| <input type="checkbox"/> Patio/Decking                     | <input type="checkbox"/> Built-in Barbeque         | <input type="checkbox"/> Gazebo   |
| <input type="checkbox"/> Sauna                             | <input type="checkbox"/> Pool                      | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub                 |
| <input type="checkbox"/> Security Gate(s)                  | <input type="checkbox"/> Garage Door Opener(s)     | <input type="checkbox"/> Number of Remote Controls _____                      |
| Garage: <input type="checkbox"/> Attached                  | <input type="checkbox"/> Not Attached              | <input type="checkbox"/> Carport  |
| Pool/Spa Heater: <input type="checkbox"/> Gas              | <input type="checkbox"/> Solar                     | <input type="checkbox"/> Electric   |
| Water Heater: <input checked="" type="checkbox"/> Gas      | <input type="checkbox"/> Solar                     | <input type="checkbox"/> Electric   |
| Water Supply: <input checked="" type="checkbox"/> City     | <input type="checkbox"/> Well                      | <input type="checkbox"/> Private Utility <input type="checkbox"/> Other _____ |
| Gas Supply: <input checked="" type="checkbox"/> Utility    | <input type="checkbox"/> Bottled                   |   |
| Exhaust Fan(s) in _____                                    | 220 Volt Wiring in _____                           |   |
| Fireplace(s) in _____                                      | <input type="checkbox"/> Gas Starter               |   |
| <input type="checkbox"/> Roof(s): Type: <u>COMPOSITION</u> | Age: <u>25 yrs</u> (approx.)                       |   |
| <input type="checkbox"/> Other: _____                      |  |   |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes ☐ No If yes, then describe. (Attach additional sheets if necessary.): \_\_\_\_\_

### B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☒ Yes ☐ No If yes, check appropriate space(s) below.

- ☒ Interior Walls ☒ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☒ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s)
- ☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: \_\_\_\_\_)

If any of the above is checked, explain. (Attach additional sheets if necessary.): BROKEN PATTERN EXISTS IN ALL UNIT ROOF RAFTERS DETACHING

Buyer and Seller acknowledge receipt of a copy of this page, which constitutes Page 1 of 2 Pages

Buyer's Initials (BS) (JB) Seller's Initials (MA) (\_\_\_\_\_)

OFFICE USE ONLY

Reviewed by Broker or Designee \_\_\_\_\_

Date \_\_\_\_\_



MB-Aug-88

Subject Property Address 303 E. Elm St. Los CA.

**C. Are you (Seller) aware of any of the following:**

1. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, which use or responsibility for maintenance may have an effect on the subject property. ☐ Yes ☐ No
2. Any encroachments, easements, or similar matters that may affect your interest in the subject property. ☐ Yes ☐ No
3. Room additions, structural modifications, or other alterations or repairs made without necessary permits. ☐ Yes ☐ No
4. Room additions, structural modifications, or other alterations or repairs not in compliance with building code. ☐ Yes ☐ No
5. Landfill (compacted or otherwise) on the property or any portion thereof. ☐ Yes ☐ No
6. Any settling from any cause, or slippage, sliding, or other soil problems. ☐ Yes ☐ No
7. Flooding/drainage or grading problems. ☐ Yes ☐ No
8. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. ☐ Yes ☐ No
9. Any zoning violations, non-conforming uses, of "setback" requirements. ☐ Yes ☐ No
10. Neighborhood noise problems or. ☐ Yes ☐ No
11. CC&R's or other deed restrictions or obligations. ☐ Yes ☐ No
12. Homeowner's Association which has any authority over the subject property. ☐ Yes ☐ No
13. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with. ☐ Yes ☐ No
14. Any notices of abatement or citations against the property. ☐ Yes ☐ No
15. Any lawsuits against the seller threatening to or affecting this real property. ☐ Yes ☐ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.):

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Patrick Macky Date 12-28-90  
Seller \_\_\_\_\_ Date \_\_\_\_\_

**III  
AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

Agent (Broker Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

**IV  
AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent (Broker obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

**V**  
BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT:**

Seller Pat Macky Date 12-28-90 Buyer Brad Bruehl Date 12-28-90  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer Brandi Bruehl Date 12-28-90

Agent (Broker Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

Agent (Broker obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

This form is available for use by the entire real estate industry. The use of this form is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics.

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525 South Virgil Avenue, Los Angeles, California 90020

OFFICE USE ONLY
Reviewed by Broker or Designee _____
Date _____



## STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT

(WOOD-DESTROYING PESTS OR ORGANISMS)

This is a inspection report only - not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED	BUILD. NO.	STREET	CITY	STATE	DATE OF INSPECTION
	303	EAST ELN	LODI	CA	12-11-90
FIRM NAME AND ADDRESS			All STATE OF CALIFORNIA		
G & R EXTERMINATORS			DEPARTMENT OF CONSUMER AFFAIRS		
432 E. LODI AVENUE			STRUCTURAL PEST CONTROL BOARD		
LODI, CA 95240			REPORT OF INSPECTION		
			0023256R		

IRM LICENSE NO. P.R. 1414	CO. REPORT NO. (if any)	STAMP NO. 0023256R
---------------------------	-------------------------	--------------------

Inspection Ordered by (Name and Address) RICH MERRYMAN, 750 BATTERY ST., SAN FRANCISCO, CA 94111

Report Sent to (Name and Address) SAME AS ABOVE

Owner's Name and Address PAT MANLEY, P.O. BOX 2584, LODI, CA 95241

Name and Address of a Party in Interest

Original Report ☒ Supplemental Report ☐ Limited Report ☐ Reinspection Report ☐ No. of Pages: 4

CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES
S	Subterranean termites	XX	B	Beetles Other Wood Pests		Z	Dampwood termites	XX	EM	Excessive Moisture Condition	
K	Dry Wood termites		IG	Faulty Grade Levels		SL	Shower Leaks		IA	Inaccessible Areas	
F	Fungus or Dry Rot	XX	EC	Earth wood Contacts	XX	CD	Cellulose Debris	XX	FI	Further Inspection Recom.	

SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) SEE #1

Was Stall Shower water tested? NONE Did floor coverings indicate leaks? SEE #2

FOUNDATIONS (Type, Relation to Grade, etc.) CONCRETE, CONFORMS

PORCHES . . . STEPS . . . PATIOS WOOD, SEE #4

VENTILATION (Amount, Relation to Grade, etc.) ADEQUATE

ABUTMENTS . . . Stucco walls, columns, arches, etc. NONE

ATTIC SPACES (accessibility, insulation, etc.) CONFORMS

GARAGES (Type, accessibility, etc.) NONE

OTHER SEE #9

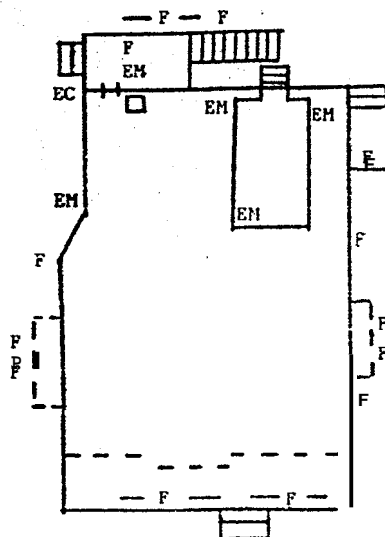
DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description TWO STORY, 4 UNIT APARTMENT COMPLEX, WOOD SIDING, FURNISHED &amp; OCCUPIED

Inspection Tag Posted (location) SUB AREA

Inspection Tags A-1 EXTERMINATORS, 2-16-88

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT, BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.

Inspected by GLENN REICH, II License No. 0A 006415 Signature *Glenn Reich*

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS UPON PAYMENT OF A \$2.00 SEARCH FEE TO STRUCTURAL PEST CONTROL BOARD, 1430 HOWE AVENUE, SACRAMENTO, CA 95875.

(WOOD-DESTROYING PESTS OR ORGANISMS)

ADDRESS OF PROPERTY	BLDG. NO	STREET	CITY	LODI	DATE OF INSPECTION
INSPECTED	303	EAST ELM	95240	39	12-11-90

G & R EXTERMINATORS  
432 E. LODI AVENUE  
LODI, CA 95240

(209) 339-9002

DEPARTMENT OF  
CONSUMER AFFAIRS  
STRUCTURAL PEST  
CONTROL BOARD  
REPORT OF INSPECTION



0023256P

RAM LICENSE NO. P.R. 1414	CO. REPORT NO (if any)	STAMP NO 0023256R
---------------------------	------------------------	-------------------

Inspection Ordered by (Name and Address) RICH MERRYMAN, 750 BATTERY ST., SAN FRANCISCO, CA 94111

Report Sent to (Name and Address) SAME AS ABOVE

Sender's Name and Address PAT MANLEY, P.O. BOX 2584, LODI, CA 95241

name and Address of Forty in Interest.

Original Report ☒ Supplemental Report ☐ Limited Report ☐ Reinspection Report ☐ No. of Pages: 4

5	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW
	S	Subterranean Termites	XX	B	Beetles Other Wood Basts		Z	Dampwood Termites	XX	EM	Excessive Moisture Conditions
	K	Dry Wood Termites		FG	Faulty Grade Levels		SI	Shower Leaks		IA	Inaccessible Areas
XX	F	Fungus or Dry Rot	XX	EC	Earth-wood Contacts	XX	CD	Cellulose Debris	XX	FI	Further Inspection Recommended

XX	XX	XX	XX
SUBSTRUCTURE AREA (soil conditions, accessibility, etc.)			SEE #1

Was Stoll Shower water tested? NONE Did floor coverings indicate leuks? SEE f2

FOUNDATIONS (Type, Relation to Grade, etc.) CONCRETE, CONFORMS

PORCHES ... STEPS ... PATIOS

VENTILATION (Amount, Relation to Grade, etc.)	ADEQUATE
---	----------

ADUTMENTS . . . Stucco walls, columns, arches, etc.	NONE
---	------

ALLC SPACES (accessibility, insulation, etc.)	CONFORMS
---	----------

GARAGES (Type, accessibility, etc.)	NONE
-------------------------------------	------

OTHER SEE #9

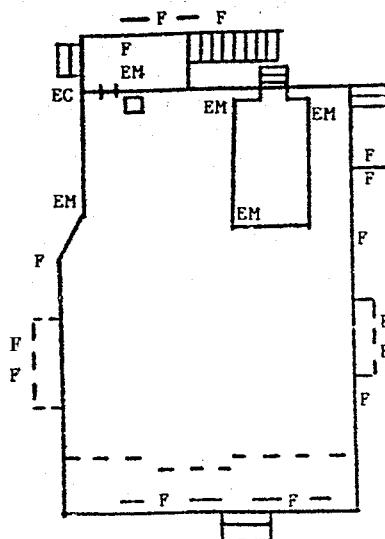
DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description TWO STORY, 4 UNIT APARTMENT COMPLEX, WOOD SIDING, FURNISHED 6 OCCUPIED

Inspection Tag Posted (location) SJB AREA

her Inspection Tags—A-1 EXTERMINATORS, 2-16-88

THIS IS NOT A 'STRUCTURAL BUILDING INSPECTION REPORT. BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.



ected by GLENN REICH, II

License No.

0A 006415

Signature \_\_\_\_\_

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND COMPLETION NOTICES ON THIS PROPERTY FILED WITH THE BOARD DURING THE PRECEDING TWO YEARS UPON PAYMENT OF A \$2.00 SEARCH FEE TO STRUCTURAL PEST CONTROL BOARD, 1430 HOWE AVENUE, SACRAMENTO, CA 95875.

SECOND PAGE OF STANDARD INSPECTION POI?:

ADDRESS OF INSPECTION	303	EAST ELM	LODI
	BLDG NO.	STREET	CITY
	0023256R		12-11-90
	STAMP NO.	INSPECTION DATE	

IMPORTANT: READ CONDITIONS OF THE TERMITE REPORT

SUBSTRUCTURE:

FINDING: 1a. A moderate amount of cellulose debris (CD) was found on the soil area. under the building.

RECOMMENDATION: 1A. Remove all cellulose debris. from under the building, down to a rakeable size.

NOTE: The appliances were not moved during the course of this inspection. No adverse conditions were noted around the visible area's Inspected. Should any adverse conditions be found when the appliances are moved. a supplemental report will be issued. stating additional repairs and charges. as these area's are not included in this report.

NOTE: The plumbing was inspected, at the time of this inspection, and only the leaks outlined in our report were found at this time. We assume no responsibility for any leaks that may occur after the date of this inspection.

SHOWER. FLOOR COVERING:

FINDING: 2a. The service room floor, in apartment #1, is damaged from leakage (EM) from above.

RECOMMENDATION: 2A. Lift flooring. Cut out and replace damaged Floors and linoleum.

NOTE: If damage extends into the sub floor, when the underlayment is removed. there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING: 2b. The kitchen sink top is damaged. around the sink, in unit #2.

RECOMMENDATION: 2B. Replace kitchen sink top (10').

NOTE: Should damage further extend. there will be additional charges as this cannot be ascertained at this time.

FINDING: 2c. The bathroom floor, in unit #1, is damaged around the tub, 4 legs.

RECOMMENDATION: 2C. Remove the tub and damaged flooring. Install new underlayment and standard grade linoleum. Reset tub. (8 x 8').

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING: 2d. Leaks (EM) were found under the kitchen sinks, of units #1 and 82.

RECOMMENDATION: 2D. Repair leaks, as necessary.

RECOMMENDATION: 2D1. Repair cabinets, as necessary.

NOTE: Should damage further extend. there will be additional charges as this cannot be ascertained at this time.

# THIRD PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF  
INSPECTION

303

EAST ELM

LODI

BLDG NO.

STREET

CITY

0023256R

12-11-90

STAMP NO.

INSPECTION DATE

FINDING: 2e. The bathroom stool, in unit 12, is leaking (EM).

RECOMMENDATION: 2E. Lift the stool in order to make a further inspection of the floor.

NOTE: If damage is found to the hercul ring or floor, after the stool is removed, there will be an additional charge as this cannot be ascertained until the stool is removed.

NOTE: Upon completion of this inspection, should any adverse conditions be found, a supplemental report will be issued and all charges will be additional.

RECOMMENDATION: 2E1. Reset stool on a new wax seal.

## PORCHES, STEPS, PATIOS:

FINDING: 4a. Fungus damage (FD) was found to the base of the front porch abutments and 1 x 4 porch decking.

RECOMMENDATION: 4A. Cut off damaged abutments and porch decking. Replace with new material.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING: 4b. Evidence of powder post beetles (B) were found in a floor joist and girder.

RECOMMENDATION: 4B. Cut out and replace damaged joist and girder, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING: 4c. Fungus damage (FD) was found to the rear steps and stair jacks, on the rear second story.

RECOMMENDATION: 4C. Replace damaged steps and jacks, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING: 4d. Fungus damage (FD) was found to the second story porch decking.

RECOMMENDATION: 4D. Lift roofing. Cut out and replace damaged porch decking, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

RECOMMENDATION: 4D1. Reroof repaired porch decking area, as necessary.

FINDING: 4e. The side steps are in earth contact (EC), on the side porch.

RECOMMENDATION: 4E. Reset steps on concrete.

## FOURTH PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF  
INSPECTION

303

EAST ELM

LODI

BLDG NO.

STREET

CITY

0023256R

12-11-90

STAMP NO.

INSPECTION DATE

## OTHER:

## FINDING :

9a. Fungus damage (PD) was found to the 1 x 8 fascia, on the west side.

RECOMMENDATION:

9A. Replace damaged fascia, as necessary.

NOTE: Should damage further extend, there will be additional charges **as** this cannot be ascertained at this time.

## FINDING:

9b. Fungus damage (FD) was found to the wood gutter and eaves, around the building.

RECOMMENDATION:

9B. Remove wood gutter and install new fascia.

NOTE: If any damage is found during the removal of gutters, there will be additional charges for repairs, **as** this cannot be ascertained until the gutters are removed.

## FINDING:

9c. The roof appears to be leaking (EM) into the bedrooms of unit #1 and unit #4.

RECOMMENDATION:

9C. Owner is to engage a licensed roofing contractor to inspect and repair roof, **as** necessary.

NOTE: Upon completion of the roofing contractor's inspection and repairs, if any, G & R Exterminators must have a copy of the contractor's statement indicating work completed before we can issue a clearance.

## FINDING:

9d. Fungus damage (FD) was found to several windows.

RECOMMENDATION:

9D. Replace damaged windows. **as** necessary.

NOTE: Should damage further extend, there will be additional charges **as** this cannot be ascertained. at this time.

\*NO PRICE QUOTED.

BOOP NOTE: AS G & R EXTERMINATORS ARE NOT LICENSED AS ROOFING CONTRACTORS. WE OFFER NO OPINION NOR GUARANTEE REGARDING THE ROOF STRUCTURE OR LEAKAGE. WE SUGGEST THAT PARTIES OF INTEREST SHOULD HAVE ALL ROOFS INSPECTED BY A LICENSED ROOFING CONTRACTOR PRIOR TO EXCHANGE OF OWNERSHIP.

IF ANY WORK IS DONE BY ANYONE OTHER THAN G & R EXTERMINATORS, A REINSPECTION MUST BE MADE BEFORE ANY REPLACEMENT OF MATERIAL. OTHERWISE, WE CANNOT ISSUE A CLEARANCE. REINSPECTION FEES ARE \$60.00 EACH. REINSPECTIONS MUST BE MADE WITHIN A FOUR (4) MONTH PERIOD. OTHERWISE, IT WILL BE A COMPLETE NEW INSPECTION.



ADDRESS # 303 EAST ELM

STAMP # 0023256R

THIS INSPECTION IS ONLY ON THE STRUCTURE OR STRUCTURES INDICATED ON THIS DIAGRAM. THIS REPORT IS A STATEMENT OF CONDITIONS THAT WERE FOUND ON THE DATE OF THIS INSPECTION ONLY. THIS COMPANY WILL NOT BE HELD LIABLE FOR ANY CONDITIONS THAT MAY DEVELOP AFTER THE DATE OF THIS INSPECTION. THIS IS A VISIBLE INSPECTION ONLY. NOTE: NO PROBING AND/OR DEFACEING OF THE PROPERTY HAS DONE UNLESS STATED IN THIS REPORT.

1. This inspection covers only the accessible surface areas of the structure as shown on this diagram, unless otherwise stated in this report. Hollow wall; personal effects such as excessive storage in closets and under sinks are not removed during a routine inspection. Appliances are not moved or water tested during a routine inspection. Floors under furniture carpeting and other finished floor coverings and behind finished walls are considered inaccessible. Garbage disposals are not inspected during a routine inspection. Slab foundations without opening to bathroom plumbing wall interiors and locked storage areas are considered inaccessible. Contractor makes no guarantees against future or concealed infestations or infections even though they may be present though concealed at the time of inspection.

3. ROOF NOTE: This company renders no opinion nor do they guarantee the roof from any leakage. If the interested parties have any concern regarding the roof covering we recommend that they call a licensed roof contractor unless otherwise stated in this report.

4. The work completed by this company is guaranteed for a period of one year from date of completion with exceptions to plumbing grouting caulking and sealing of any type grading of soil resetting of toilets resetting of glass enclosures and floor coverings. These items are guaranteed for a period of 30 days as they are owner maintenance areas and we have no control over any adverse conditions that may develop. NOTE: Owners must maintain all showers 6 tub splashes such as grouting cleaning and resealing when needed. If not properly maintained all warranties will be void. All painting to any disturbed areas will be done with one coat of white primer unless otherwise stated in this report.

5. If additional work is required by the building inspector which is not included in the scope of our report an additional charge will be made. Our price quotations does not include any plumbing repairs that might be found needed once work is under way unless stated.

6. If during the course of repairs it is found that damage extends into any inaccessible areas a supplemental report will be issued.

7. If work is contracted by any persons or firms other than this company it should be understood that the persons who do the work shall assume all responsibility for damages that may extend into any inaccessible areas if this company is not contacted.

8. If work is performed by others we cannot be responsible or give a certification regarding the presence of infestations or infections if this company is not contacted to reinspect prior to closing any areas.

9. If a reinspection is requested we will make this inspection at an additional charge not to exceed our original inspection fee. There may also be a cost per additional trip of \$ 60.00 for any consultations.

10. This company will not approve of any work that has been done by others without a building permit and even if a building permit has been obtained this company cannot assume responsibilities for workmanship materials chemicals or give any warranties or guarantees implied or expressed on work that has been performed by others. If homeowner wishes to have a guarantee on work performed by others this company suggests they get a written guarantee from the person or persons contracted to do the work.

11. Should all recommendations for repairs as estimated not be performed by this company there will be an increase in cost per item as our estimate is based on the entire job. Therefore our minimum charge for repairs of any item is \$ 75.00 .

12. A reinspection will be done within four months of our original inspection at a charge not to exceed our original inspection fee. All estimates for repairs expire in 90 days.

13. This company will not be held liable for any damage which may occur to plant life trees vines television antennas pets tile and other roofing materials ceramic tile appliances plumbing leaks wall hangings of any kind or changes beyond the control of the contractor which may occur during the performance of the work called for in this report.

14. TREATING NOTE: THIS COMPANY WILL NOT BE RESPONSIBLE FOR THE DRILLING THROUGH ANY WATER,GAS,ELECTRIC OR DRAIN LINES DURING THE COMPLETING OF ANY WORK AS WE CANNOT DETERMINE WHERE THE PIPES ARE LOCATED. HOWEVER. CARE WILL BE USED WHEN DRILLING THROUGH CONCRETE FLOORS TO AVOID DAMAGING THE ABOVE PIPES.

15. ALL PESTICIDES OR FUNGICIDES MUST BE APPLIED BY A STATE LICENSED CERTIFIED APPLICATOR (SEC. 8555 Business & Professions Code. Division 3).

16. The building permit fee includes: The purchase of the permit ordering and scheduling of the necessary inspections and wait time for inspection by THIS COMPANY. Homeowners may reduce the \$100.00 building permit cost by obtaining the permit and ordering the reinspections themselves.



# REAL ESTATE TRANSFER DISCLOSURE STATEMENT

(CALIFORNIA CIVIL CODE 1102, ET SEQ.)

CALIFORNIA ASSOCIATION OF REALTORS® (CAR) STANDARD FORM

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF LODI  
COUNTY OF SAN JOAQUIN, STATE OF CALIFORNIA,  
DESCRIBED AS 303 EAST ELM ST.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF 12-28, 1990. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

## COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example, special study zone and purchase - money liens on residential property).

Substituted Disclosures: The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

(List all substituted disclosure forms to be used in conjunction with this transaction.)

## SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S). IF ANY, THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ is not occupying the property.

## A. The subject property has the items checked below (read across):

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Range                  | <input type="checkbox"/> Oven                      | <input type="checkbox"/> Microwave                                      |
| <input type="checkbox"/> Dishwasher                        | <input type="checkbox"/> Trash Compactor           | <input type="checkbox"/> Garbage Disposal                               |
| <input type="checkbox"/> Washer/Dryer Hookups              | <input checked="" type="checkbox"/> Window Screens | <input type="checkbox"/> Rain Gutters                                   |
| <input type="checkbox"/> Burglar Alarms                    | <input type="checkbox"/> Smoke Detector(s)         | <input type="checkbox"/> Fire Alarm                                     |
| <input type="checkbox"/> T.V. Antenna                      | <input type="checkbox"/> Satellite Dish            | <input type="checkbox"/> Intercom                                       |
| <input type="checkbox"/> Central Heating                   | <input type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Evaporator Cooler(s)                           |
| <input type="checkbox"/> Wall/Window Air Conditioning      | <input type="checkbox"/> Sprinklers                | <input checked="" type="checkbox"/> Public Sewer System                 |
| <input type="checkbox"/> Septic Tank                       | <input type="checkbox"/> Sump Pump                 | <input type="checkbox"/> Water Softener                                 |
| <input type="checkbox"/> Patio/Decking                     | <input type="checkbox"/> Built-in Barbeque         | <input type="checkbox"/> Gazebo   |
| <input type="checkbox"/> Sauna                             | <input type="checkbox"/> Pool                      | <input type="checkbox"/> Spa <input type="checkbox"/> Hot Tub           |
| <input type="checkbox"/> Security Gate(s)                  | <input type="checkbox"/> Garage Door Opener(s)     | <input type="checkbox"/> Number of Remote Controls                      |
| Garage: <input type="checkbox"/> Attached                  | <input type="checkbox"/> Not Attached              | <input type="checkbox"/> Carport  |
| Pool/Spa Heater: <input type="checkbox"/> Gas              | <input type="checkbox"/> Solar                     | <input type="checkbox"/> Electric                                       |
| Water Heater: <input checked="" type="checkbox"/> Gas      | <input type="checkbox"/> Solar                     | <input type="checkbox"/> Electric                                       |
| Water Supply: <input checked="" type="checkbox"/> City     | <input type="checkbox"/> Well                      | <input type="checkbox"/> Private Utility <input type="checkbox"/> Other |
| Gas Supply: <input checked="" type="checkbox"/> Utility    | <input type="checkbox"/> Bottled                   |   |
| Exhaust Fan(s) in _____                                    | 220 Volt Wiring in _____                           |   |
| Fireplace(s) in _____                                      | <input type="checkbox"/> Gas Starter               |   |
| <input type="checkbox"/> Roof(s): Type: <u>COMPOSITION</u> | Age: <u>25 YRS</u> (approx.)                       |   |
| <input type="checkbox"/> Other: _____                      |  |   |

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? ☐ Yes ☐ No If yes, then describe. (Attach additional sheets if necessary.):

## B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☒ Yes ☐ No If yes, check appropriate space(s) below.

- ☒ Interior Walls ☒ Ceilings ☐ Floors ☐ Exterior Walls ☐ Insulation ☐ Roof(s) ☐ Windows ☐ Doors ☐ Foundation ☐ Slab(s) ☐ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☐ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: \_\_\_\_\_)

If any of the above is checked explain. (Attach additional sheets if necessary): ROCKY PLASTER EXISTS IN ALL UNITS ROOF RAIDS RETURNING

Buyer and Seller acknowledge receipt of a copy of this page, which constitutes Page 1 of 2 Pages

Buyer's initials: BB ( ) BB ( ) Seller's initials: PJA ( )

OFFICE USE ONLY

Reviewed by Broker or Designee \_\_\_\_\_  
Date \_\_\_\_\_



Subject Property Address 303 E. Elm St. Los CA.

**C. Are you (Seller) aware of any of the following:**

- |   |                              |                             |
|---|------------------------------|-----------------------------|
| 1. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Any encroachments, easements or similar matters that may affect your interest in the subject property.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Room additions, structural modifications, or other alterations or repairs made without necessary permits.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. Landfill (compacted or otherwise) on the property or any portion thereof.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. Any settling from any cause, or slippage, sliding, or other soil problems.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Flooding, drainage or grading problems.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Any zoning violations, non-conforming uses, violations of "setback" requirements.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 10. Neighborhood noise problems or other nuisances.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 11. CC&R's or other deed restrictions or obligations.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Homeowner's Association which has any authority over the subject property.  | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others).   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Any notices of abatement or citations against the property.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Any lawsuits against the seller threatening to or affecting this real property.   | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.):

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Patricia Marley Date 12-28-90  
Seller \_\_\_\_\_ Date \_\_\_\_\_

**III  
AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

Agent (Broker  
Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

**IV  
AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Agent (Broker  
obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

**V**  
BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Pat Marley Date 12-28-90 Buyer Brad Bussell Date 12-28-90  
Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer Brad Bussell Date 12-28-90

Agent (Broker  
Representing Seller) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

Agent (Broker  
obtaining the Offer) \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
(Please Print) (Associate License or Broker Signature)

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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525 South Vinyl Avenue, Los Angeles, California 90020

OFFICE USE ONLY  
Reviewed by Broker or Designee \_\_\_\_\_  
Date \_\_\_\_\_



#3

# G&R EXTERMINATORS

COMPLETE TERMITE AND PEST CONTROL SERVICE

MAIN OFFICE  
432 E. LODI AVENUE  
LODI, CALIFORNIA 95240  
PHONE (209) 339-9002

4

PAT MANLEY  
P.O. BOX 2584  
LODI, CA 95241

JOB: 303 EAST ELM  
LODI, CA

Escrow No. \_\_\_\_\_

12-11-90

TERMITE INSPECTION FEE

\$125.00

**STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT**  
(WOOD-DESTROYING PESTS OR ORGANISMS)

This is an inspection report only - not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED	BUILDING NO.	STREET	CITY	STATE	DATE OF INSPECTION
432 E. LODI AVENUE	303	EAST ELM	LODI	CA	12-11-90

INSPECTOR NAME AND ADDRESS

G & R EXTERMINATORS (209) 339-3002  
432 E. LODI AVENUE  
LODI, CA 95240

ALL STATE OF CALIFORNIA

DEPARTMENT OF CONSUMER AFFAIRS

STRUCTURAL PEST CONTROL BOARD

REPORT OF INSPECTION



0023256R

INSPECTOR LICENSE NO. P.R. 1414	CO REPORT NO. (if any)	STAMP NO. 0023256R
---------------------------------	------------------------	--------------------

Inspection Ordered by (Name and Address) RICH MERRYMAN, 750 BATTERY ST., SAN FRANCISCO, CA 94111

Report Sent to (Name and Address) SAME AS ABOVE

Owner's Name and Address PAT MANLEY, P.O. BOX 2584, LODI, CA 95261

Name and Address of a Party in Interest

Original Report ☒ Supplemental Report ☐ Limited Report ☐ Reinspection Report ☐ No. of Pages: 4

CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES
S-Subterranean Termites		XX	B-Baetles Other Wood Pests			Z-Dampwood Termites		XX	EM-Excessive Moisture Condition		
K-Dry Wood Termites			IG-Faulty Grade Levels			SL-Shower Leaks			IA-Inaccessible Areas		
F-Fungus or Dry Rot		XX	EC-Earth Wood Contacts		XX	CD-Cellulose Debris		XX	FI-Further Inspection Recom.		

SUBSTRUCTURE AREA (soil conditions, accessibility, etc.)	SEE #1
Was Stall Shower water tested?	NONE
Did floor coverings indicate leaks?	SEE #2
FOUNDATIONS (Type, Relation to Grade, etc.)	CONCRETE, CONFORMS
PORCHES... STEPS... PATIOS	WOOD, SEE #4
VENTILATION (Amount, Relation to Grade, etc.)	ADEQUATE
ABUTMENTS... Stucco walls, columns, arches, etc.	NONE
ATTIC SPACES (accessibility, insulation, etc.)	CONFORMS
GARAGES (Type, accessibility, etc.)	NONE
OTHER	SEE #9

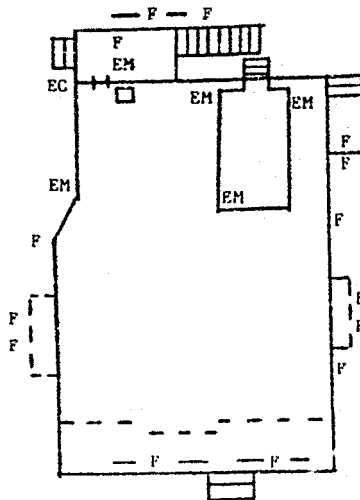
DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description TWO STORY, 4 UNIT APARTMENT COMPLEX, WOOD SIDING, FURNISHED & OCCUPIED

Inspection Tag Posted (location) SUB AREA

Inspection Tags A-1 EXTERMINATORS, 2-16-88

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT, BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.




Inspected by GLENN REICH, II License No. 006415 Signature *Glenn Reich*

YOU ARE ENTITLED TO OBTAIN COPIES OF ALL REPORTS AND CONCLUSIONS MADE BY THIS INSPECTOR UPON THE PROPERTY INSPECTED WITHIN THE PREVIOUS TWO YEARS FROM PAYMENT OF A \$3.00 SEARCH FEE TO STRUCTURAL PEST CONTROL BOARD, 1400 HOWARD AVENUE, SAN FRANCISCO, CA 94103.

# STANDARD STRUCTURAL PEST CONTROL INSPECTION REPORT (WOOD-DESTROYING PESTS OR ORGANISMS)

This is an inspection report only - not a Notice of Completion.

ADDRESS OF PROPERTY INSPECTED	BUILDING NO.	STREET	CITY	STATE	DATE OF INSPECTION
303		EAST ELM	LODI 95240	CA 39	12-11-90
FIRM NAME AND ADDRESS			ALL INFORMATION		
G & R EXTERMINATORS 432 E. LODI AVENUE LODI, CA 95240			(209) 339-9002		
FIRM LICENSE NO. P.R. 1414			CO. REPORT NO. (if any)	STAMP NO.	0023256R

Inspection Ordered by (Name and Address) RICH MERRYMAN, 750 BATTERY ST., SAN FRANCISCO, CA 94111  
 Report Sent to (Name and Address) SAME AS ABOVE  
 Owner's Name and Address PAT MANLEY, P.O. BOX 2584, LODI, CA 95241  
 Name and Address of a Party in Interest \_\_\_\_\_

Original Report ☒ Supplemental Report ☐ Limited Report ☐ Reinspection Report ☐ No. of Pages: 4

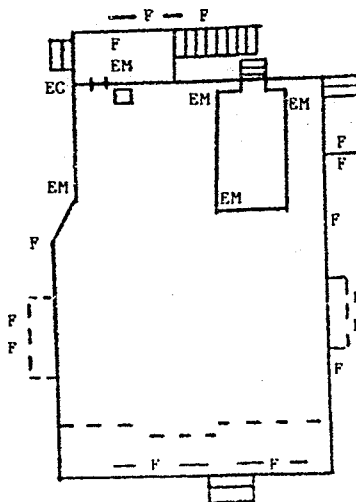
CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES	CODE	SEE DIAGRAM BELOW	YES
S Subterranean Termites		XX	B Beetles Other Wood Basts			Z Drywood Termites		XX	EM Excessive Moisture Condition		
K Dry Wood Termites			FG Faulty Grade Levels			SL Slatwood Leaks			IA Inaccessible Areas		
F Fungus or Dry Rot		XX	EC Earth wood Contacts		XX	CD Cellulose Debris		XX	FI Further Inspection Recom.		

SUBSTRUCTURE AREA (soil conditions, accessibility, etc.) SEE #1  
 Was Stall Shower water tested? NONE Did floor coverings indicate leaks? SEE #2  
 FOUNDATIONS (Type, Relation to Grade, etc.) CONCRETE, CONFORMS  
 PORCHES... STEPS... PATIOS WOOD, SEE #4  
 VENTILATION (Amount, Relation to Grade, etc.) ADEQUATE  
 ABUTMENTS... Stucco walls, columns, arches, etc. NONE  
 ATTIC SPACES (accessibility, insulation, etc.) CONFORMS  
 GARAGES (Type, accessibility, etc.) NONE  
 OTHER SEE #9

DIAGRAM AND EXPLANATION OF FINDINGS (This report is limited to structure or structures shown on diagram.)

General Description TWO STORY, 4 UNIT APARTMENT COMPLEX, WOOD SIDING, FURNISHED & OCCUPIED  
 Inspection Tag Posted (location) SUB AREA  
 Other Inspection Tags A-1 EXTERMINATORS, 2-16-88

THIS IS NOT A STRUCTURAL BUILDING INSPECTION REPORT, BUT A WOOD DESTROYING PEST OR ORGANISMS REPORT ONLY. IF THE INTERESTED PARTIES WANT A STRUCTURAL BUILDING INSPECTION, THEY SHOULD CONTACT THE APPROPRIATE CONTRACTOR AS WE ASSUME NO RESPONSIBILITY FOR ANY STRUCTURAL FAULTS TO THE BUILDING.



Inspected by GLENN REICH, II License No. DA 006415 Signature Glenn Reich

YOU ARE ENTITLED TO ORIGIN COPIES OF ALL REPORTS AND CONSULTATION NOTES ON THE PROPERTY INSPECTED WITHIN THE BUSINESS DAY OF THE REPORTING DATE. YEARS IN ADVANCE OF A \$1.00 SEARCH FEE TO SEARCH FOR THE REPORTS. REPORTS ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

## SECOND PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF INSPECTION	303 EAST ELM	LODI
	BLDG NO.	STREET
	0023256R	12-11-90
	STAMP NO.	INSPECTION DATE

### IMPORTANT: READ CONDITIONS OF THE TERMITE REPORT

#### SUBSTRUCTURE

FINDING: 1a. A moderate amount of cellulose debris (CD) was found on the soil area, under the building.

RECOMMENDATION: 1A. Remove all cellulose debris, from under the building, down to a rakeable size.

NOTE: The appliances were not moved during the course of this inspection. No adverse conditions were noted around the visible area's inspected. Should any adverse conditions be found when the appliances are moved, a supplemental report will be issued, stating additional repairs and charges, as those area's are not included in this report.

NOTE: The plumbing was inspected, at the time of this inspection, and only the leaks outlined in our report were found at this time. We assume no responsibility for any leaks that may occur after the date of this inspection.

#### SHOWER FLOOR COVERING:

FINDING: 2a. The service room floor, in apartment #1, is damaged from leakage (EM) from above.

RECOMMENDATION: 2A. Lift flooring. Cut out and replace damaged floors and linoleum.

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING: 2b. The kitchen sink top is damaged, around the sink, in unit 12.

RECOMMENDATION: 2B. Replace kitchen sink top (10').

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING: 2c. The bathroom floor, in unit #1, is damaged around the tub, 6 legs.

RECOMMENDATION: 2C. Remove the tub and damaged flooring. Install new underlayment and standard grade linoleum. Reset tub. (8 x 8').

NOTE: If damage extends into the sub floor, when the underlayment is removed, there will be an additional charge for repairs as this cannot be ascertained until the underlayment is removed.

FINDING: 2d. Leaks (EM) were found under the kitchen sinks, of units #1 and #2.

RECOMMENDATION: 2D. Repair leaks, as necessary.

RECOMMENDATION: 2D1. Repair cabinets, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

### THIRD PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF INSPECTION	303 RLDG NO-	EAST ELM STREET	LODI CITY
	0023256R STAMP NO.		12-11-90 INSPECTION DATE

FINDING:           Ze.   The bathroom stool. in unl: #2, is leaking (EM).

RECOMMENDATION:   2E.   Lift the stool in order to make a further inspection of the floor.

NOTE:   If damage is found to the hercul ring or floor, after the stool is removed, there will be an additional charge as this cannot be ascertained until the stool is removed.

NOTE:   Upon completion of this inspection, should any adverse conditions be found, a supplemental report will be issued and all charges will be additional.

RECOMMENDATION:   2E1.   Reset stool on a new wax seal.

#### PORCHES, STEPS, PATIQS:

FINDING:           4a.   Fungus damage (FD) was found to the base of the front porch abutments and 1 x 4 porch decking.

RECOMMENDATION:   4A.   Cut off damaged abutments and porch decking.   Replace with nev material.

NOTE:   Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:           4b.   Evidence of powder post beetles (B) were found in a floor joist and girder.

RECOMMENDATION:   4B.   Cut out and replace damaged joist and girder. as necessary.

NOTE:   Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:           4c.   Fungus damage (FD) was found to the rear steps and stair Jacks. on the fear second story.

RECOMMENDATION:   4C.   Replace damaged steps and jacks, as necessary.

NOTE:   Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING:           4d.   Fungus damage (FD) was found to the second story porch decking.

RECOMMENDATION:   4D.   Lift roofing. Cut out and replace damaged porch decking, as necessary.

NOTE:   Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

RECOMMENDATION:   4D1.   Reroof repaired porch decking area, as necessary.

PINDING:           4e.   The side steps are in earth contact (EC). on the side porch.

RECOMMENDATION:   4E.   Reset steps on concrete.



FOURTH PAGE OF STANDARD INSPECTION REPORT

ADDRESS OF  
INSPECTION 303 EAST ELM LODI  
BLDG NO. STREET CITY  
0023256R 12-11-90  
STAMP NO. INSPECTION DATE

OTHER:

FINDING: 9a. Fungus damage (FD) was found to the 1 x 8 fascia, on the west side.

RECOMMENDATION : 9A. Replace damaged fascia, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained at this time.

FINDING: 9b. Fungus damage (FD) was found to the wood gutter and eaves, around the building.

RECOMMENDATION : 96. Remove wood gutter and install new fascia.

NOTE: If any damage is found during the removal of gutters, there will be additional charges for repairs, as this cannot be ascertained until the gutters are removed.

FINDING: 9c. The roof appears to be leaking (EM) into the bedrooms of unit 11 and unit 14.

RECOMMENDATION : 9C. Owner is to engage a licensed roofing contractor to inspect and repair roof, as necessary.

...

NOTE: Upon completion of the roofing contractor's inspection and repairs, if any, G & R Exterminators must have a copy of the contractor's statement indicating work completed before we can issue a clearance.

FINDING: 9d. Fungus damage (FD) was found to several windows.

RECOMMENDATION : 9D. Replace damaged windows, as necessary.

NOTE: Should damage further extend, there will be additional charges as this cannot be ascertained, at this time.

\*NO PRICE QUOTED.

ROOF NOTE: AS G & R EXTERMINATORS ARE NOT LICENSED AS ROOFING CONTRACTORS, WE OFFER NO OPINION NOR GUARANTEE REGARDING THE ROOF STRUCTURE OR LEAKAGE. WE SUGGEST THAT PARTIES OF INTEREST SHOULD HAVE ALL ROOFS INSPECTED BY A LICENSED ROOFING CONTRACTOR PRIOR TO EXCHANGE OF OWNERSHIP.

IF ANY WORK IS DONE BY ANYONE OTHER THAN G & R EXTERMINATORS, A REINSPECTION MUST BE MADE BEFORE ANY REPLACEMENT OF MATERIAL. OTHERWISE, WE CANNOT ISSUE A CLEARANCE. REINSPECTION FEES ARE \$60.00 EACH. REINSECTIONS MUST BE MADE WITHIN A FOUR (4) MONTH PERIOD. OTHERWISE, IT WILL BE A COMPLETE NEW INSPECTION.

# CONDITIONS OF THE TERMITE REPORT

ADDRESS / 303 EAST ELM

STAMP / 00232568

1. THIS INSPECTION IS ONLY ON THE STRUCTURE OR STRUCTURES INDICATED ON THIS DIAGRAM. THIS REPORT IS A STATEMENT OF CONDITIONS THAT WERE FOUND ON THE DATE OF THIS INSPECTION ONLY. THIS COMPANY WILL NOT BE HELD LIABLE FOR ANY CONDITIONS THAT MAY DEVELOP AFTER THE DATE OF THIS INSPECTION. THIS IS A VISIBLE INSPECTION ONLY. NOTE: NO PROBING AND/OR DEFACING OF THE PROPERTY HAS DONE UNLESS STATED IN THIS REPORT.

2. This inspection covers only the accessible surface areas of the structure as shown on this diagram, unless otherwise stated in this report. Hollow walls personal effects such as excessive storage in closets and under sinks are not removed during a routine inspection. Appliances are not moved or water tested during a routine inspection. Floors under furniture carpeting and other finished floor coverings and behind finished walls are considered inaccessible. Garbage disposals are not inspected during a routine inspection. Slab foundations without opening to bathroom plumbing wall interiors and locked storage areas are considered inaccessible. Contractor makes no guarantees against future or concealed infestations or infections even though they may be present though concealed at the time of inspection.

3. ROOF NOTE: This company renders no opinion and do they guarantee the roof from any leakage. If the interested parties have any concern regarding the roof covering we recommend that they call a licensed roof contractor unless otherwise stated in this report.

4. The work completed by this company is guaranteed for a period of one year from date of completion with exceptions to plumbing grouting caulking and sealing of any type grading of soil resetting of toilets resetting of glass enclosures and floor coverings. These items are guaranteed for a period of 30 days as they are owner maintenance areas and we have no control over any adverse conditions that may develop. NOTE: Owners must maintain all showers & tub splashes such as grouting cleaning and resealing when needed. If not properly maintained all warranties will be void. All painting to any disturbed areas will be done with one coat of white primer unless otherwise stated in this report.

5. If additional work is required by the building inspector which is not included in the scope of our report an additional charge will be made. Our price quotations does not include any plumbing repairs that might be found needed once work is under way unless stated.

6. If during the course of repairs it is found that damage extends into any inaccessible areas a supplemental report will be issued.

7. If work is contracted by any persons or firms other than this company it should be understood that the persons who do the work shall assume all responsibility for damages that may extend into any inaccessible areas if this company is not contacted.

8. If work is performed by others we cannot be responsible or give a certification regarding the presence of infestations or infections if this company is not contacted to reinspect prior to closing any areas.

9. If a reinspection is requested we will make this inspection at an additional charge not to exceed our original inspection fee. There may also be a cost per additional trip of \$ 60.00 for any consultations.

10. This company will not approve of any work that has been done by others without a building permit and even if a building permit has been obtained this company cannot assume responsibilities for workmanship materials chemicals or give any warranties or guarantees implied or expressed on work that has been performed by others. If homeowner wishes to have a guarantee on work performed by others this company suggests they get a written guarantee from the person or persons contracted to do the work.

11. Should all recommendations for repairs as estimated not be performed by this company there will be an increase in cost per item as our estimate is based on the entire job. Therefore our minimum charge for repairs of any item is \$ 75.00.

12. A reinspection will be done within four months of our original inspection at a charge not to exceed our original inspection fee. All estimates for repairs expire in 90 days.

13. This company will not be held liable for any damage which may occur to plant trees vines television antennas pets tile and other roofing materials ceramic tile appliances plumbing leaks wall hangings of any kind or changes beyond the control of the contractor which may occur during the performance of the work called for in this report.

14. TREATING NOTE: THIS COMPANY WILL NOT BE RESPONSIBLE FOR THE DRILLING THROUGH ANY WATER, GAS, ELECTRIC OR DRAIN LINES DURING THE COMPLETING OF ANY WORK AS WE CANNOT DETERMINE WHERE THE PIPES ARE LOCATED. HOWEVER, CARE WILL BE USED WHEN DRILLING THROUGH CONCRETE FLOORS TO AVOID DAMAGING THE ABOVE PIPES.

15. ALL PESTICIDES OR FUNGICIDES MUST BE APPLIED BY A STATE LICENSED CERTIFIED APPLICATOR (SEC. 8555 Business & Professions Code, Division 3).

16. The building permit fee includes: The purchase of the permit ordering and scheduling of the necessary inspections and wait time for inspection by THIS COMPANY. Homeowners may reduce the \$100.00 building permit cost by obtaining the permit and ordering the reinspection themselves.

#4

October 24, 1991

Patrick and Evelyn Manly  
P.O. Box 2584  
Lodi, Ca. 95240

RE: Property located at 303 East Elm Street, Lodi, California

Dear Pat and Evelyn,

After consulting with an attorney, I was advised that it is the sellers responsibility to provide a **complete** and accurate real estate transfer disclosure statement prior to sale of property.

The real estate transfer disclosure statement dated **12-28-90** bears both our signatures. The results of the inspection by G & R Exterminators is dated **12-11-90**, I did not have this report prior to signing the disclosure statement on 12-28-90.

A careful **examination will** reveal that many problem areas **were** noted by the exterminator company, but not disclosed on your statement. I was not fully advised of the true condition of the structure prior to **or** at the time of sale which **is** required by law. I contend that full disclosure of the property was **intentionally** withheld and falsely represented and I **am** not **legally** bound by the existing contract. I am lawfully entitled to all monies paid to date to be returned.

Sincerely,

Brad Burrell

Brandi Burrell

cc: Ben and Geraldine Schaffer  
Ken and Jeannine Boyd  
Ivan and Wilda Seuss  
Mayor Hinchman  
City Manager  
James Pinkerton  
Chief Building Inspector  
Fire Marshall  
Ticor Title Insurance Company

# DECLARATION OF MAILING

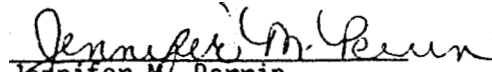
On November 7, 1991 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on November 7, 1991, at **Lodi**, California.

\_\_\_\_\_  
Alice M Reimche  
City Clerk

  
\_\_\_\_\_  
Jennifer M. Perrin  
Deputy City Clerk

DEC/01  
TXTA.FRM



# CITY OF LODI

CARNEGIE FORUM  
305 West Pine Street, Lodi

## NOTICE OF PUBLIC HEARING

Date: November 20, 1991

Time: 7:30 p.m.

For information regarding this Public Hearing  
Please Contact:

Alice M. Reimche  
City Clerk  
Telephone: 333-6702

## NOTICE OF PUBLIC HEARING

November 20, 1991

NOTICE IS HEREBY GIVEN that on Wednesday, at the hour of 7:30 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing to consider the following matter:

- a) Appeal received from Brandi Burrell regarding the Notice of Public Nuisance and Order to Vacate and Order to Abate dated September 25, 1991 for the property located at 303 East Elm Street, Lodi issued by James H. Siemers, Code Enforcement Officer.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

if you challenge the subject matter in court, you may be limited to raising only those **issues** you or someone **else** raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order Of the Lodi ~~City~~ Council:

*Alice M. Reimche*  
Alice M. Reimche  
City Clerk

Dated: November 6, 1991

Approved as to form:

*Bobby W. McNatt*  
Bobby W. McNatt  
City Attorney

APPEAL FROM BRANDI BURRELL  
MAILING LIST  
EXHIBIT B

James H. Sierners  
Community Development Department

James Schroeder  
Community Development Director

Brandi Burrell  
303 East Elm Street  
Lodi, CA 95240